



**DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

December 15, 2004 9:00 a.m.
MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 1:15 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003520**
04DRB-01567 Major-Preliminary
Plat Approval
04DRB-01568 Minor-Temp Defer
SDWK
04DRB-01863 Minor-Subd Design
(DPM) Variance
- MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04, 12/1/04 & 12/15/04] 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

2. **Project # 1002779**
04DRB-01730 Major-Preliminary Plat Approval
04DRB-01731 Major-Vacation of Public Easements
04DRB-01732 Minor-Temp Defer SDWK
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061][*Deferred from 12/1 & 12/8/04*](M-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/15/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/6/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE FINAL PLAT CAN NOT BE APPROVED UNTIL THE CITY HAS ACCEPTED DRC PROJECT #705581 WHICH CONSTRUCTED THE PUBLIC LINES IN COORS. THE VACATION WAS APPROVED A SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
3. **Project # 1002397**
04DRB-01784 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003778**
04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance
- LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**
5. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK
- LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**
6. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04 & 12/15/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

7. **Project # 1003384**
04DRB-01874 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) MM-1A, SEVEN BAR RANCH, (to be known as **IRONSTONE BANK**) zoned C-2 (SC), located on SEVEN BAR LOOP RD NW, between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 7 acre(s). [REF: AX85-28 Z-85-34-1(2), 04EPC01035] [**Juanita Garcia, EPC Case Planner**] (B-14) **THE INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR EASEMENT THROUGH TRACT MM-1-B AND UNIDIRECTIONAL RAMPS.**
8. **Project # 1000134**
04DRB-01867 Minor-SiteDev Plan
BldPermit/EPC

ALEX HARRISON, ARCHITECT agent(s) for TEAM SPECIALTY PRODUCTS request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 1-A-1, **SANDIA RESEARCH PARK**, zoned SU-1, IP, located on EUBANK RD SE, between DEVELOPMENT SE and RESEARCH SE containing approximately 2 acre(s). [REF: 02EPC00451, DRB-99-351, Z-99-122, 00DRB00061] [**Makita Hill, EPC Case Planner**] (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WIDTH AND DRIVE LOCATION.**
9. **Project # 1003816**
04DRB-01879 Minor-SiteDev Plan
BldPermit
04DRB-01878 Minor-Prelim&Final
Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JEFF HENRY FOR JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-6-A & 2-F-1, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 PLANNED IP, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 5 acre(s). [REF: Z-92-57, AA-97-45] (J-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1000676**

04DRB-01798 Minor-SiteDev Plan
Subd/EPC
04DRB-01800 Minor-SiteDev Plan
BldPermit/EPC

ED FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1, IP, located on CORRALES RD NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [REF: ZA-97-274, 04EPC01353, 04EPC01354] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/1/04]* (A-14) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMUI APPROVAL AND REVISED LANDSCAPING PLAN AND CITY ENGINEER FOR SIA AND COORDINATION OF ENTRANCE WITH NMDOT AND SITE PLAN FOR BUILDING PERMIT TITLE.**

11. **Project # 1001946**

04DRB-01670 Minor-SiteDev Plan
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

12. **Project # 1000029**
04DRB-01873 Minor-Amnd Prelim
Plat Approval
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1A-1 **DUKE CITY LUMBER COMPANY** AND LOT D-1-A OF **ARBOLERA DE VIDA PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785,03DRB01786] (H-13) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**
13. **Project # 1000922**
04DRB-01880 Major-Amnd Prelim Plat Approval
04DRB-01881 Minor-Temp Defer SDWK
- WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). (C-10/11, D-10/11) **AN AMENDED INFRASTRUCTURE LIST DATED 12/15/04 AND AN APPROVED AMENDED GRADING PLAN ENGINEER STAMP DATED 12/7/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1002194**
04DRB-01836 Minor-Final Plat
Approval
- GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGING ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 04DRB01778] *[Deferred from 12/15/04]* (L-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**
15. **Project # 1003188**
04DRB-01876 Minor-Prelim&Final
Plat Approval
- COMMUNITY SCIENCES agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Lot(s) 26R, Tract(s) 144-B-1,145-A, 145-A-2, MRGCD MAP 31, **LUKE ADDITION**, zoned RA-2, located on SAN MARTIN PL NW, between GRIEGOS NW and MILLER CIRCLE NW containing approximately 2 acre(s). [REF: 04DRB-00038] (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**
16. **Project # 1003568**
04DRB-01877 Minor-Prelim&Final
Plat Approval
- RHOMBUS, PA INC agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS**, zoned SU-1 FOR PRD, located on NARCISCO ST NE, between LOMAS NE and MONTE VERDE NE containing approximately 1 acre(s). [REF: Z-81-46, DRB-94-135, DRB-83-391, V-88-6] (J-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003604**
04DRB-01794 Minor-Final Plat
Approval
- ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04 & 12/8/04]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project # 1003814**
04DRB-01870 Minor-Sketch Plat or
Plan
- FORSTBAUER SURVEYING agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Tract(s) H-1, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M-1, located on WASHINGTON ST NE, between PASEO DEL NORTE NE and ALAMEDA NE containing approximately 5 acre(s). [REF: 02DRB00491] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1003815**
04DRB-01871 Minor-Sketch Plat or
Plan
- FORSTBAUER SURVEYING LLC agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on SAN MATEO BLVD NE, between BEVERLY HILLS AVE NE and VENICE AVE NE containing approximately 1 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1001043**
04DRB-01872 Minor-Sketch Plat or Plan
BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **STONEBRIDGE POINTE SUBDIVISION**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between BANDELIER DR NW and MCMAHON NW containing approximately 9 acre(s). [REF: 04EPC01209, 04EPC01210, 03DRB01288, 01289, 01290 & 01377] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003442**
04DRB-01864 Minor-Sketch Plat or Plan
WILKS COMPANY agent(s) for BRENT HEISCH request(s) the above action(s) for all or a portion of Tract(s) 37, **ALVARADO GARDENS, UNIT 2**, zoned RA-2, W7 located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS NW containing approximately 2 acre(s). [REF: 04ZHE00742, 04ZHE00744] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003811**
04DRB-01865 Minor-Sketch Plat or Plan
MORRIS R GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, **BEL-AIR SUBDIVISION**, zoned C-1, located on SAN MATEO BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1003612**
04DRB-01868 Minor-Sketch Plat or Plan
THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT, (to be known as **SUNDORO, UNIT 9**, zoned A-1, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 7 acre(s) REF: 04EPC01552, 04EPC01259, 04EPC01550, 04EPC01652] (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003813**
04DRB-01869 Minor-Sketch Plat or Plan
- THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-2, Lot(s) 24 & 25, TOWN OF ATRISCO GRANT, GURULE ESTATES, (to be known as **SUNDORO, UNIT 8**), zoned SU-2 RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for December 1, 2004. **THE DRB MINUTES FOR DECEMBER 1, 2004 WERE APPROVED.**

ADJOURNED: 1:15 P.M.